



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2307315
Applicant Name: Dan Phillips for City of Seattle-Woodland Park Zoo
Address of Proposal: 5500 Phinney Avenue North

SUMMARY OF PROPOSED ACTION

Master Use Permit for construction of a one-story 4,400 square foot, addition for storage accessory to existing restaurant in a City of Seattle facility (Rain Forest Café – Woodland Park Zoo).

The following approval is required:

SEPA - Environmental Determination – (Chapter 25.05, Seattle Municipal Code.)

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND INFORMATION

Site and Vicinity Description

The subject site is Woodland Park Zoo. The subject site is located in the Phinney Ridge neighborhood on a portion of the very large zoo site, between Northwest 50th Street, Phinney Avenue North, Northwest 59th Street and Aurora Avenue North. Various portions of the site are identified as Environmentally Critical Areas (ECA)-Steep Slope and Wildlife Habitat.

Adjacent zoning surrounding the site is as follows:

North	Neighborhood Commercial (NC 2-40) & Single Family 5000 (SF 5000)
East	Single Family 5000 (SF 5000)
South	Residential Multi Family Lowrise 3 (L3)
West	Residential Multi Family Lowrise 3 (L3)

Adjacent uses are as follows

North	Single Family Residential & Retail
East	Park (lower Woodland Park Zoo)
South	Single Family Residential & Multi Family Residential
West	Single Family Residential & Multi Family Residential

Proposal

The applicant proposes to construct a 4,400 sq. ft. addition to an existing food service facility (The Rain Forest Café) building that will consist of a storage area, shed and dish pit. The proposed usage of this area will be to provide storage for food service equipment and non-food supplies and to relocate the dishwashing equipment for better efficiency. The new storage area and dish pit will be located along the north side of the existing structure and the new shed will be located along the west side of the new storage area. The sizes of the proposed additions are approximately 3,010 sq. ft., 360 sq. ft. and 1,024 sq. ft. for the proposed storage area, dish pit and shed respectively. The existing 10,600 sq. ft. one-story building is located approximately 200' to the east of the entrance to the Zoo's West Parking lot area. Per the applicant, the proposed addition is designed to match the materials, construction and color of the existing facility. This construction will occur in a non-public area and the new additions will not be accessed by the public. An existing metal cargo container just north of the building is shown to be removed on the proposed plans. Two existing trees just north of the proposed dish pit addition and one existing tree just west of the proposed shed addition will be protected and the Zoo's horticulture staff will monitor tree protection efforts onsite; no other landscaping is proposed to be removed or affected by the proposed construction.

Public Comments

The required public comment period ended on December 31, 2003. DPD received no written comments regarding this proposal.

ANALYSIS - SEPA

The initial disclosure of the potential impacts of the proposed project was made in the environmental checklist dated November 21, 2003. The information in the checklist, supplemental information and the experience of the lead agency with the review of similar projects forms the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) states, in part, "*where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are*

adequate to achieve sufficient mitigation" subject to some limitations. Thus, the mitigation that may be required pursuant to SEPA authority is limited. A discussion of likely adverse impacts and how they may be appropriately mitigated follows below.

Short-Term Impacts

Codes and development regulations applicable to this proposal will provide sufficient mitigation for most impacts.

The following temporary or construction-related impacts are expected: 1) decreased air quality due to suspended particulates from construction activities and hydrocarbon emissions from construction vehicles and equipment; 2) increased dust caused by drying mud tracked onto streets during construction activities; 3) increased traffic and parking demand from construction personnel; 4) blockage of streets by construction vehicles/activities; 5) temporary soil erosion; 6) conflict with normal pedestrian movement adjacent to the construction area; 7) increased noise; and 8) consumption of renewable and non-renewable resources. These impacts are not considered significant because they are temporary and/or minor in scope (Section 25.05.794, SMC). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The Street Use Ordinance requires watering streets to suppress dust, on-site washing of truck tires, removal of debris, and regulates obstruction of the pedestrian rights-of-way. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Due to the developed nature of the sites and surrounding neighborhood, compliance with these applicable codes and ordinances will reduce or eliminate anticipated short-term impacts to the environment and no further conditioning pursuant to SEPA policies is warranted.

Earth & Animals

The subject site is located in a DPD mapped ECA-Steep Slope and Wildlife Preserve. However, the area in which construction will occur is gradually sloping and no ECAs are detected in that area. Also, there are many threatened and endangered species living on Zoo property. The Zoo takes great measures to assure that all animals are controlled and cared for to appropriate standards during all zoo construction projects. Therefore, no mitigation in this regard pursuant to SEPA is warranted.

Long-term Impacts

Long-term or use-related impacts are very limited. Because the human capacity of the facility will not increase, traffic and parking impacts of the proposal are not expected to increase by any meaningful amount. Other impacts such as increased energy consumption; increased light and

glare, increased demand on public services and utilities are not sufficiently adverse to warrant further mitigation by conditions.

Long-term impacts such as this are typical of this type of project and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are the: Stormwater, Grading and Drainage Control Codes; Seattle Energy Code; and the Land Use Code.

Other impacts not noted here as mitigated by codes or conditions are not sufficiently adverse to warrant further mitigation by condition.

DECISION - SEPA

The responsible official on behalf of the lead agency made this decision after review of a completed environmental checklist and other information on file with the department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

None.

Signature: _____ (signature on file) Date: March 18, 2004

Tamara Garrett, Land Use Planner
Department of Planning and Development
Land Use Services

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